

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: December 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 26, 2007 and recorded in Document VOLUME 1849, PAGE 170 real property records of LAMAR County, Texas, with WILLIAM J MARKS SR AND RACHEL A MARKS, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM J MARKS SR AND RACHEL A MARKS, securing the payment of the indebtednesses in the original principal amount of \$140,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is Shannah Wickett, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Certificate of Posting

Declarant's Name: Shannah Wickett
Date: 11/14/16

FILED FOR RECORD
LAMAR COUNTY, TEXAS
16 NOV 14 PM 4:41
RUSS TOWERS
COUNTY CLERK
BY _____ DEPUTY



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EXHIBIT "A"

SITUATED ABOUT 11 MILES SOUTH, 22 DEG. WEST OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE JACOB LYDAY SURVEY, ABSTRACT #519, AND BEING A PART OF A 30 ACRE TRACT OF LAND CONVEYED TO WINNIE RUSSELL BY DEED RECORDED IN VOL. 159, PAGE 348, OF THE DEED RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT AN IRON PIN (S) FOR CORNER AT THE NORTHWEST CORNER OF SAID 30 ACRE TRACT;
THENCE NORTH 67 DEG. 56 MIN, 30 SEC. EAST ALONG A FENCE ALONG THE NORTH BOUNDARY LINE OF SAID 30 ACRE TRACT A DISTANCE OF 437.22 FEET TO AN IRON PIN (F) FOR CORNER;
THENCE SOUTH 03 DEG. 33 MIN, 19 SEC. EAST A DISTANCE OF 210.61 FEET TO AN IRON PIN (F) FOR CORNER;
THENCE SOUTH 66 DGE. 02 MIN. 43 SEC. WEST A DISTANCE OF 417.15 FEET TO AN IRON PIN (S) FOR CORNER;
THENCE NORTH 09 DEG. 45 MIN. 49 SEC. WEST ALONG THE EAST BOUNDARY LINE OF LAMAR COUNTY ROAD #24140 A DISTANCE OF 218.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.02 ACRES OF LAND, MORE OR LESS.



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